

Butler's
thoughtful estate agency

6 Devonshire Avenue

Sutton, SM2 5JL

Guide price £220,000

1 1 1 C

6 Devonshire Avenue, Sutton, SM2 5JL

Nestled in a highly coveted block and location in South Sutton, this spacious one bedroom second floor apartment really is the pinnacle of it's type in the area. It’s a fantastic opportunity for you to move into what may be your first home or even rent out if you are looking for that rock-solid investment, as this is a well-regarded development is well looked after, with a small communal garden to the rear of the building. What's more, the property is offered with no onward chain and is waiting for the new owner to come along and put their own mark on it, with a spacious kitchen that has a great amount of workspace for you to really cook up a storm in. These generous sizes are consistent throughout, with a fantastic bedroom with lots of space for your large wardrobes and a bathroom which serves all of the rooms. But we are saving the best until last! The wonderful lounge is the 'jewel in the crown', a room that has ample space for you to not just relax in and catch up on a good book or some great TV, but also prefect for you to have your friends and family come over and entertain in, as the room can easily accommodate a dining area. Being on the first floor, you also benefit from elevated views from the windows. On the outside, as we mentioned, the location is brilliant as it is a short walk to fantastic local amenities in Sutton with a fantastic selection of shops, restaurants and bars.





SECOND FLOOR

Hallway

Lounge
19'8 x 11'4 (5.99m x 3.45m)

Kitchen
9'9 x 6 (2.97m x 1.83m)

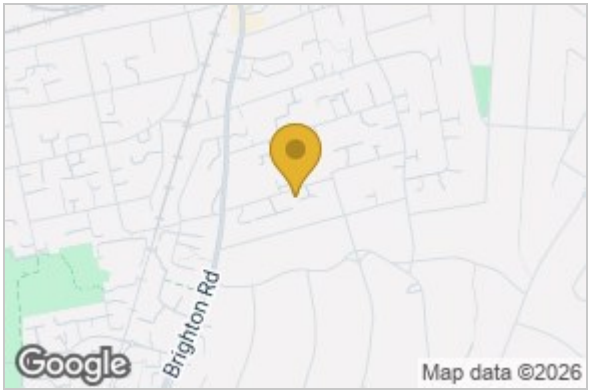
Bedroom
12'5 x 9'10 (3.78m x 3.00m)

Bathroom
7'7 x 6 (2.31m x 1.83m)

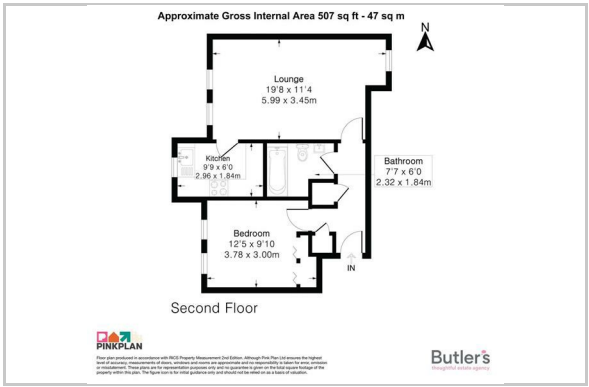
OUTSIDE

Allocated Parking

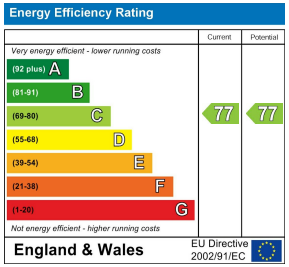
Area Map

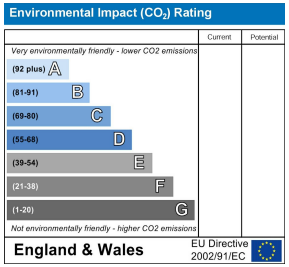


Floor Plan



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

18 Sutton Plaza, Sutton, Surrey, SM1 4FS
Tel: 020 39 170 160 Email: sutton@butlershomes.co.uk butlershomes.co.uk